164.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	797,200 / 797,200
					USE VALUE:	797,200 / 797,200
					ASSESSED:	797,200 / 797,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		ACTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHIU KIN S & MARGARET
Owner 2:	
Owner 3:	
Street 1:	5 HUNTER LANE
Street 2:	
Twn/City:	CANTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02021 Type:

PREVIOUS OWNER

Owner 1:	CHIU KIN S & MARGARET L/ TRS -
Owner 2:	KIN S CHIU LIVING TRUST -
Street 1:	5 HUNTER LANE
Twn/City:	CANTON
St/Prov:	MA Cntry:
Postal:	02021

NARRATIVE DESCRIPTION

This parcel contains 4,873 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2634 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4873.000	440,500		356,700	797,200
Total Card	0.112	440,500		356,700	797,200
Total Parcel	0.112	440,500		356,700	797,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 302.66 | /Parcel: 302.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 108635

GIS Ref

GIS Ref

Insp Date 10/01/18

!12709!

PREVIOUS ASSESSMENT

Parcel ID 164.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	440,700	0	4,873.	356,700	797,400	797,400	Year End Roll	12/18/2019
2019	104	FV	341,400	0	4,873.	356,700	698,100	698,100	Year End Roll	1/3/2019
2018	104	FV	340,100	0	4,873.	315,900	656,000	656,000	Year End Roll	12/20/2017
2017	104	FV	318,600	0	4,873.	265,000	583,600	583,600	Year End Roll	1/3/2017
2016	104	FV	318,600	0	4,873.	265,000	583,600	583,600	Year End	1/4/2016
2015	104	FV	305,700	0	4,873.	242,000	547,700	547,700	Year End Roll	12/11/2014
2014	104	FV	302,000	0	4,873.	234,000	536,000	536,000	Year End Roll	12/16/2013
2013	104	FV	314,600	0	4,873.	222,700	537,300	537,300		12/13/2012

PRINT

Date	Time
12/11/20	02:46:19

LAST REV

Date	Time
04/24/19	11:23:21
mmcmakin	
12709	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHIU KIN S & MA	72286-326	1	3/1/2019	Convenience	1	No	No		
CHIU KIN S & MA	72074-3	1	12/28/2018	Convenience	1	No	No		
DWYER MICHAEL F	62460-437		8/15/2013		595,000	No	No		
DWYER MICHAEL F	60637-87		12/4/2012	Convenience	10	No	No		
	14164-575		12/1/1980		60,450	No	No		A

USER DEFINED

Prior Id # 1:	108635
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/2013	1056	Manual	1,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
5/5/2014	External Ins	PC	PHIL C
1/9/2014	Info Fm Prmt	EMK	Ellen K
12/17/2008	Meas/Inspect	345	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	263	PATRIOT
8/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4873		Sq. Ft.	Site		0	70.	1.05	8			Topo	-10					356,699						356,700	

Total AC/HA: 0.11187 | Total SF/SM: 4873 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 356,699 | Spl Credit | Total: 356,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE/WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09510386
Const Adj.:	0.98194265
Adj $ / SQ:	182.806
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	638438
Depreciation:	197916
Depreciated Total:	440522

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

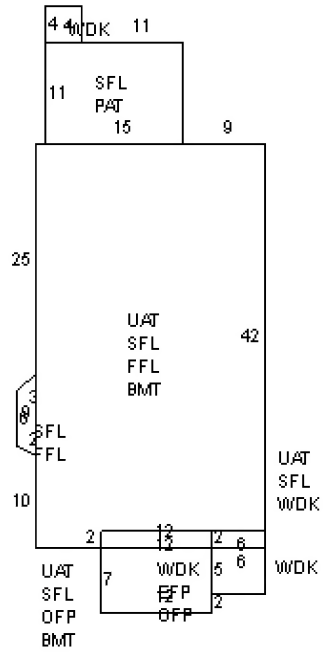
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,280	182.810	233,992
BMT	Basement	1,088	54.840	59,668
FFL	First Floor	1,079	182.810	197,248
UAT	Upper Attic	275	127.960	35,190
PAT	Patio	165	4.440	733
WDK	Deck	142	12.810	1,819
OFP	Open Porch	108	31.200	3,370
EFP	Enclos Porch	84	58.560	4,919
	Net Sketched Area:	4,221	Total:	536,939

Size Ad	2359	Gross Are	5046	FinArea	2634

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	182.81
Special Features:	0	Val/Su Net:	104.36
Final Total:	440500	Val/Su SzAd	186.73

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	